

**DUNDEE VILLAGE PLANNING COMMISSION
REGULAR MEETING MINUTES
7:00 P.M.
May 6, 2013**

- **CALL TO ORDER-REGULAR MEETING**

The meeting was called to order by the Honorable Chairperson, Dale Williams, at 7:00 p.m.

- **ROLL CALL**

Members present: Janet Bunch, Paul Scott, Ron Phillips, Kevin Bauer, and Dale Williams.

Members absent/ excused Chris Vandercook and Joe Fenner

Chairperson Dale Williams updated all present on the medical condition of Chris Vandercook. Due to his health condition, Mr. Vandercook will not be able to reside on the planning commission and will be submitting his letter of resignation soon.

- **APPROVAL OF AGENDA**

- Motion made by Commissioner Janet Bunch to approve the agenda.
Motion Seconded by Commissioner Ron Phillips

All Planning Commission members in attendance voted in favor to approve the agenda.

- **APPROVAL OF MINUTES- Regular Meeting Minutes of April 8, 2013**

- Motion made by Commissioner Ron Phillips to approve Minutes of April 8, 2013
- Motion Seconded by Commissioner Janet Bunch

All Planning Commission members present voted in favor to approve the minutes of April 8, 2013.

- **CITIZENS' COMMENTS ON NON-AGENDA ITEMS**

None

- **PUBLIC HEARING**

None

- **OLD BUSINESS:**

Village Manager Scuhy presented the Master Plan Survey and a Draft of the press release to the Planning Commission.

Open House Date was changed from May 28th to May 30th.

Village Manager Scuhy will be contacting The Spicer Group with the final draft of the Master Plan survey.

- Motion made by Commissioner Phillips to approve the Final Draft of the Master Plan Survey.
- Motion Seconded by Commissioner Bauer

All Planning Commissioner present voted in favor to approve the Final Draft of the Master Plan Survey.

- **NEW BUSINESS-**

- a. Site Plan Review – Spirit Ford 4402 North Ann Arbor Rd

Gary Laundroche, Al Bloom, and Mick Vargas were on hand to present the Spirit Ford site Plan.

The new building is being erected around the Service Center. Ford Silver is the main exterior color. A Quick Service Oil Change Center is a new feature of Ford branding.

Exterior lighting: looking to use same lighting system as the Randy Wise Dealership in Milan. It's a fluorescent style with a flat lens system. They are aware they exceed Village lighting standards and will be seeking a variance from the Zoning Board of Appeals.

Village Manager Suchy presented the Site Plan Review to the Planning Commission.

It was noted that 3 additional handicap accessible parking spots were add to the site plan and meet village requirements.

Signage application will need to be completed and reviewed prior to approval. It was noted that the existing wall mount sign meets village standards.

Lighting plan does not meet lighting standards of article 20 of the Village Zoning ordinance. Applicant will need to get a variance approval from the Zoning Board of Appeals.

Spirit Ford needed to provide the Village with approved plan from the Monroe Drain Commission.

- Motion made by Commissioner Bauer to approve the Site Plan for Spirit Ford Located at 4402 North Ann Arbor Rd once the following conditions are met; Applicant does not meet the lighting standards of article 20 of the Village Zoning ordinance, they need an approved variance from the Zoning Board of Appeals. They must also provide the Village with an approved plan from the Monroe Drain Commission before proceeding with development.
- Motion seconded by commissioner Janet Bunch
- Roll Call Vote; Janet Bunch-Yes, Ron Phillips-Yes, Paul Scott-Yes, Kevin Bauer-Yes, Dale Williams-Yes
- Motion Passed

Zoning Board of Appeals Report

None

STAFF REPORT/PROJECT PROGRESS REPORT

Arbor Chase and Golf Ridge continue to add new homes.
Dairy Mart is working with Village on excessive signage issues
DTE and the Village are working on getting a new power substation built.
Village is seeking a surety/ cash bond from Dundee Place Apartments for Helle Blvd and Powell Dr.

COMMISSIONER COMMENTS

None

ADJOURNMENT

- Motion to Adjourn made by Commissioner Bauer
- Motion Seconded by Commissioner Scott

All Planning Commissioners present voted in favor of adjournment
Motion Passed @ 7:50 pm

Next Meeting; Monday June 3, 2013

